Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

Portside Residences

CENTRAL PIRAEUS

PRICE
€315,000

AVAILABILITY
1 of 11 units

RESIDENCE SIZES
43 m²

GOLDEN VISA
€250,000 conversion route



AUREA DESIGN & ESTATE

Where Architecture Becomes Permanence

We design, develop, and deliver residences across time.

Aurea Design & Estate is a boutique architecture, interior design, and property advisory firm based in Athens. We combine European design sensibility with deep knowledge of the Greek real estate market.

Aurea stands at the meeting point of architecture, interiors, and lived experience. We are a design-led development studio, part creative practice, part advisory, shaping residential projects across Greece for individuals and families who value precision, beauty, and a life rooted in place.

ARCHITECTURE INTERIOR DESIGN PROPERTY ADVISORY ATHENS, GREECE

We Build What Already Belongs Here.

Architecture & Design

Spatial design, material specification, construction oversight, and interior styling, concept to keys in hand.

Golden Visa

Property selection, legal coordination, and permit processing for EU residency through investment.

Acquisition Advisory

Sourcing, negotiation, contract coordination, and closing support for international buyers.

Lifestyle & Concierge

Family travel, wellness retreats, relocation support, and day-to-day living, curated for those making Greece home.

01 —— THE RESIDENCE

Central Piraeus – The 70-Metre Dividend

Portside Residences has one final available title: P2, a 43 sqm top-floor sea-view unit priced at €315,000, fully furnished and Golden Visa eligible through the commercial-to-residential conversion route.



Modern architectural design in Piraeus

TOTAL UNITS	AVAILABLE	FURNISHED
11	1	100%

02 — SPECIFICATION

Residence Specification

LOCATION	Central Piraeus
PROJECT TYPE	Boutique Residential
PRICE	€315,000
PRICE PER M²	Approx. €7,326/m²
AVAILABILITY	1 Unit
RESIDENCE SIZES	43 m²
OUTDOOR SPACE	Sea-view balcony
COMPLETION	Near Completion
DELIVERY	Fully Furnished
PARKING	Street/Nearby



AFTER-SALES	Available on Request
GOLDEN VISA	€250,000 conversion route
SIGNATURE AMENITY	Final P2 title, sea view, furnished delivery
TOTAL UNITS	11
FURNISHED	100%



03 — AMENITIES

Curated Luxury Amenities

Private Jacuzzis

Standard Furniture Package

High-quality beds, wardrobes, and sofas included.

Full Appliance Suite

Fridge, washing machine, dishwasher, and oven installed.

Climate Control

Full AC installation in every single room.

04 GALLERY



Luxury Bedroom



Modern Bathroom

05 —— LOCATION

At the Gateway of Greece

Piraeus Metro is just 70 metres away – one of the strongest TOD locations in the city. ISAP Line 1 reaches central Athens in 20 minutes; Europe’s 5th-largest passenger port and the Eastern Mediterranean’s #1 container port anchor long-term rental demand and capital appreciation.



Piraeus Harbor

LOCATION, CONTINUED

Around the Residence

Piraeus Metro Station — 5 min walk

Athens City Centre

06 —— NEIGHBOURHOOD

Explore Piraeus

Living at Portside Residences means being at the nexus of Greek maritime travel. From the bustling port activity to the quaint cafes of the waterfront, the area offers a unique urban energy. Piraeus is not just a gateway to the islands, but a growing financial and commercial hub in its own right.

Prime connectivity to Athens centre



Portside Residences

WHY GREECE?

Your Permanent Home in Europe

Greece’s Golden Visa programme grants non-EU nationals a five-year renewable residence permit through qualifying property investment.

Five-year renewable permit

A residence permit granted through qualifying property investment, renewable every five years.

Your family included

The main applicant, their spouse or partner, and dependent children under 21. Parents of the investor may also qualify under certain conditions.

No minimum stay

There is no minimum stay requirement. You simply need to retain ownership of the qualifying property.

Travel across Schengen

Visa-free short stays across the Schengen Area.

A path to citizenship

If you wish to apply for citizenship, a 7-year residency requirement applies.

This residence

€250,000 · Commercial-to-residential conversion route

Greece Gives Every Project Its First Language.

Light moves differently here. Stone carries memory. Wind, salt, shadow, and elevation shape each decision with quiet authority.

Greece isn’t just a place to invest. It’s a place to live, to gather, to slow down.

07 — GOLDEN VISA

INVESTMENT THRESHOLD

€250,000

ROUTE

Commercial-to-residential conversion route

RESIDENCE PRICING

€315,000

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DESIGN & ESTATE

Golden Visa Route

Invest in Portside Residences to qualify for the Greek Golden Visa.

- Residency for the entire family
- Access to the Schengen Area
- High-demand rental location in Piraeus

THIS RESIDENCE

AVAILABILITY
1 of 11 units

RESIDENCE SIZES
43 m²

COMPLETION
Near Completion

LOCATION
Central Piraeus

THE AUREA APPROACH

From Conversation to Keys in Hand.

Before we draw, we listen to the site. We return at different hours, different weather, different light. We record what the land already offers before we propose a single line.

Most agencies sell you a property. We design your investment. Our dual expertise in architecture and property advisory means every acquisition is evaluated for both financial performance and design potential.

01

Listening

How you live, what you value

02

Design

Architecture and interiors as a single gesture

03

Investment & Structure

Modelling and acquisition

04

Residency

Golden Visa and regulatory

05

Delivery

Construction to furnishing

06

Handover

Ready for your first morning

Start With a Conversation.

How do you want to feel when you wake up here?

08 — IMPORTANT INFORMATION

Important Information

Investment Disclaimer

The information presented on this page is for informational purposes only and does not constitute investment, legal, or tax advice. Property values, rental yields, and Golden Visa eligibility are subject to market conditions, regulatory changes, and individual circumstances. Past performance and projected returns are illustrative estimates and not guarantees of future results. Prospective investors should seek independent professional advice before making any investment decisions. Aurea Design & Estate is not a licensed investment advisor or financial institution.

Rental Information

Golden Visa properties may be rented on the long-term market. Law 5100/2024 introduced restrictions on short-term rentals for Golden Visa properties. Consult a legal professional for current regulations.

Short-Term Rental Restriction

Under Greek Law 5100/2024, properties acquired under the Golden Visa programme are prohibited from being used for short-term rental (e.g., Airbnb). Violation may result in administrative fines of up to €50,000 and revocation of the residence permit.

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Aurea
DESIGN & ESTATE



09 — CONTACT

Continue the Conversation

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